

**UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In Re:

**Salvatore & Jane Tolomello**

Debtor(s)

Chapter: 13  
Case Number: 5-15-01033

**CERTIFICATE OF MAILING**

The undersigned employee in the office of:

**Tullio DeLuca, Esquire**

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hereby certifies that a copy of the attached Notice of Debtor's Motion to Approve Private Sale of Real and Personal Property Free and Clear of All Liens, Charges & Encumbrances was mailed today to all parties named on the mailing list attached hereto by regular first class mail.

DATED: August 19, 2016

SIGNED: 

TITLE: Secretary

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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IN RE: : CHAPTER 13  
SALVATORE TOLOMELLO :  
d/b/a Sal's Handyman Services :  
d/b/a Villa Venico and :  
JANE R. TOLOMELLO :  
a/k/a Jane Ruth Tolomelo :  
a/k/a Jane Tolomello :  
d/b/a The Snooty Fox Consignment Shop :

Debtor(s) : CASE NO. 5:15-01033

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SALVATORE TOLOMELLO :  
d/b/a Sal's Handyman Services :  
d/b/a Villa Venico and :  
JANE R. TOLOMELLO :  
a/k/a Jane Ruth Tolomelo :  
a/k/a Jane Tolomello :  
d/b/a The Snooty Fox Consignment Shop :

Movant :

vs. :

BANK OF AMERICA HOME LOANS, :  
LUZERNE COUNTY TAX CLAIM BUREAU, :  
NORTHEAST REVENUE SERVICE, HOLLY :  
DAUBERT, TAX COLLECTOR, INTERNAL :  
REVENUE SERVICE, PA DEPARTMENT OF :  
REVENUE, :  
and CHARLES J. DEHART, III, ESQUIRE :

Respondents :

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NOTICE OF DEBTOR'S MOTION TO APPROVE PRIVATE SALE OF REAL AND  
PERSONAL PROPERTY FREE AND CLEAR OF ALL LIENS, CHARGES AND  
ENCUMBRANCES

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NOTICE IS HEREBY GIVEN THAT:

Debtors, Salvatore and Jane Tolomello, reside at 21 Fairground Rd., Dallas, PA 18612  
and seeks leave to sell real property of the above captioned case located at 21 Fairground Rd.,  
Dallas, PA 18612, along with personal property and fixtures to Jonica and Amanda Jovanov, for  
the sum of One Hundred Thirty Eight Thousand (\$138,000.00) Dollars. The sale is to be free and

clear of all liens, charges and encumbrances, with all valid liens and encumbrances to be paid at time of closing.

The Debtors further request the Court to allow distribution of the proceeds from the sale of real and personal property as follows:

- a. Any out-of-pocket expenses advanced by Tullio DeLuca, Esquire in connection with the sale of the aforementioned property, and which have not been reimbursed at the time of settlement along with an attorney fee of \$1,426.00;
- b. Any Notarization and/or incidental recording fees associated with the sale of the above property;
- c. Realtors Commission of 6 % percent;
- d. Any transfer tax which is the responsibility of the seller herein;
- e. Any unpaid real estate taxes and other municipal claims/liens arising from property;
- f. Payment to the holder of the first mortgage lien, Bank of America Home Loans
- g. That any other unpaid liens shall attach to the remaining sale proceeds;
- h. Debtor's exemption if any;
- i. The net sale proceeds in an amount to pay the balance owed to the Chapter 13 Trustee, if any, from the above sale shall be paid to Charles J. DeHart, III, Esq., Chapter 13 Trustee, for distribution to creditors in accordance with the Debtor's confirmed Plan;

The Sale is not subject to higher and better offers.

Any inquiries regarding the sale and/or to request for copies of the motion or a time and date to examine the property prior to the sale, can be made directly to Debtor's Counsel, Tullio DeLuca, Esquire.

Hearing on any Answers or Objections will be heard on September 15, 2016 at 9:30 a.m. at the United States Bankruptcy Court, Courtroom No. 2, 197 South Main Street, Wilkes-Barre, PA 18701. If no objection and request for hearing are timely filed with the Bankruptcy Clerk, 197 South Main Street, Wilkes-Barre, PA 18701 to the sale of the aforementioned real and personal property on the above terms and conditions on or before **September 5, 2016**, the Court may grant the relief requested. If you desire to contest this matter, file a written objection in the form of responsive pleading and request a hearing with a copy to Tullio DeLuca, Esquire at the address below: Any filing must conform to the Rule of Bankruptcy Procedures unless the Court determines otherwise.

Date of Notice: 8/19/16

Tullio DeLuca, Esquire  
381 N 9<sup>th</sup> Street  
Scranton, PA 18504  
(570) 347-7764

Aspen National Collection  
PO Box 10689  
Brooksville, FL 34603-0689

Bank of America, N.A.  
2380 Performance Dr.  
Richardson, TX 75082-4333

Bank of America  
PO Box 982238  
El Paso, TX 79998-2238

Bank of America Home Loans  
Attn: Customer Service  
Ca6-919-01-41  
P.O. Box 5170  
Simi Valley, CA 93062

Bank of America, N.A.  
Bankruptcy Department  
PO Box 26012, NC4-105-02-99  
Greensboro, North Carolina 27420-6012

Bank of America, N.A, its assignees  
and/or  
c/o Prober & Raphael  
20750 Ventura Boulevard, Suite 100  
Woodland Hills, CA 91364-6207

Berkheimer Tax Administrator  
P.O. Box 25144  
Lehigh Valley, PA 18002-5144

CACH, LLC  
4340 S. Monaco St., 2nd Fl.  
Denver, CO 80237

Capital One NA  
c/o Becket & Lee LLP  
POB 3001  
Malvern, PA 19355-0701

Chase  
P.O. Box 15298  
Wilmington, DE 19850

City of Wilkes-Barre  
Sewer Maintenance Fee  
P.O. Box 1324  
Wilkes-Barre, PA 18703-1324

Wilkes-Barre Recycling Fee  
P.O. Box 1324  
Wilkes-Barre, PA 18703-1324

City of Wilkes-Barre  
Tax Office, Room 10  
40 E. Market St.  
Wilkes-Barre, PA 18711

Client Services, Inc.  
3451 Harry S. Truman Blvd.  
St. Charles, MO 63301

Vacation Village at Parkway  
2949 Arabian Nights Blvd.  
Kissimmee, FL 34747

Joshua I Goldman  
KML Law Group, PC  
701 Market st. Suite 5000  
Philadelphia, PA 19106-1541

Internal Revenue Service  
Special Procedures Branch  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Kohl's  
P.O. Box 3043  
Milwaukee, WI 53201-3043

Luzerne County Tax Claim Bureau  
c/o Northeast Revenue Service  
200 N. River St.  
Wilkes-Barre, PA 18711

Nicole Holton  
297 Carey Ave.  
Wilkes-Barre, PA 18702

Norris Rogers  
299 Carey Ave.  
Wilkes-Barre, PA 18702

Wyoming Valley Sanitary Authority  
P.O. Box 33A  
1000 Wilkes-Barre Street  
Wilkes-Barre, PA 18703